



January 2005

The latest news from Seattle's Department of Planning and Development  
(formerly the Department of Design, Construction and Land Use)

Vol.3  
No. 1

## City Council Adopts Comp Plan Amendments

The basic direction for how Seattle's expected growth over the next 20 years will be managed was approved by City Council on Dec. 13 via recently adopted amendments to Seattle's Comprehensive (Comp) Plan.

Part of the state-required, 10-year review of the Comp Plan, the amendments prepared by DPD staff are the culmination of a two-year effort to involve the public in identifying the plan's successes so far, as well as how it should change.

The changes to the plan call on the City to prepare for an additional 47,000 households by the year 2024 and an additional 84,000 new jobs in that same time. The household target comes from state of Washington projections and represents the city's share of King County's total expected growth.

The Comp Plan, first adopted in 1994, introduced the "urban village" concept as the way Seattle would try to direct growth to certain areas called urban centers and urban villages. This year's amendments include naming South Lake Union as the city's sixth urban center, joining places like Downtown, the University District and Northgate as areas expected to take the largest shares of future growth.

see **comp plan** on page 9

### CUSTOMER ALERT

**Fee Changes** 2005

In 2005 development fees for most DPD services will increase as a result of the adoption of the City's budget for 2005-06 and the annual increase assigned to the estimated values of construction projects. All fee increases have been made to cover the cost of services.

—details on page 2

## Environmental Impact of Downtown Zoning Changes Being Published

Making downtown Seattle an active and safe living environment around the clock is a key goal of a proposal to amend zoning regulations. The proposed changes would have a positive impact on building design, residential and commercial growth, and affordable housing.

A Final Environmental Impact Statement (FEIS) addressing this proposal will be issued by DPD on Jan. 6, 2005, followed by a meeting to brief the public on Jan. 13 (see page 8 for details). This FEIS defines a Preferred Alternative that will change development regulations in ways that will enhance the best qualities of downtown districts and also encourage slimmer, more attractive

see **downtown zoning** on page 8

## Monthly Highlights

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Visit us online anytime.

[www.seattle.gov/dpd](http://www.seattle.gov/dpd)

# Fee Changes



## Getting New Fee Info

Sample comparisons of 2004 and 2005 fees for construction, construction-related, and land use permits are available now online at [www.seattle.gov/dpd/news/2004/221b.asp](http://www.seattle.gov/dpd/news/2004/221b.asp)

The new Fee Subtitle, Director's Rule, Building Valuation Table, and related information will be available online on our DPD Fees page in early January 2005 at [www.seattle.gov/dclu/about/dclufees.htm](http://www.seattle.gov/dclu/about/dclufees.htm).

Printed copies will be available from our Public Resource Center, 20th floor, Seattle Municipal Tower, 700 5th Ave., (206) 684-8467.

## Questions about Fees?

If you have questions, please call the appropriate number listed below:

- Building Permits (206) 684-8850
- Land Use Permits (206) 684-8467
- Over-the-Counter Permits (206) 684-8464
- Fire Review & Inspection (206) 386-1447, or (206) 386-1451 (Fire Marshal)

## Most Development Fees Increasing in 2005

In 2005 development fees for most DPD services will increase. These changes are a result of the adoption of the City's budget for 2005-06 and the annual increase assigned to the estimated values of construction projects. All fee increases have been made to cover the cost of services.

For land use review the increased fees replace general fund subsidies, as continued shortfalls in tax revenue for general city services have required us to move to full fees to cover most of these services. For construction projects higher construction fees are tied to higher values and a three percent increase for inflation for construction-related permits, such as electrical permits.

Most fee changes will go into effect Jan. 1, 2005. However, fee changes for some master use permits (MUPs) and some side sewer permits have later start dates, as detailed below.

## Fee Changes by Permit Category

### Land Use..... effective Jan. 1, 2005 (except as noted)

- **Intake Fee** – There is a new intake fee of \$155 for master use permit applications (MUPs). This fee is separate from plan review fees and will be charged for each intake appointment.
- **Public Notice Fees** – There are new public notice fees for required services like notice in DPD's Land Use Information Bulletin, posting in the field, the 300' mailed notice, notice in community newspapers, and public meetings. Notice requirements vary depending on the type of MUP. An average notice fee will be between \$585 and \$740; the highest notice fee will be \$1,610 for an Environmental Impact Statement (EIS). These fees are separate from plan review fees.
- **Shoreline Exemptions** – There is a new fee of \$155 for review of a proposal for a shoreline exemption.
- **Administrative Conditional Uses (ACUs) and Variances** – Review fees for ACUs and Variances will increase from \$1,620 for 20 hours of review to \$2,500 for 10 hours of review. The hourly rate for review beyond the 10 hours remains \$250. **NOTE:** This increase will go into effect **June 1, 2005**, and will not apply to ACUs and Variances for community centers, child care centers, adult care centers, private schools, religious facilities and public and private libraries in single family and multifamily zones.
- **Most other MUPs** – such as SEPA, shoreline, shortplats, and EIS—will see a minor decrease in the initial fee for the first 10 hours of review. The new intake and notice fees are separate and additional.

see **dpd fees** on page 5

## Free Landslide Information Meetings

Have a problem with a steep slope? Learn how to protect yourself and your property at one of two free landslide meetings in January sponsored by DPD and Seattle Public Utilities.

An annual series, the meetings will provide presentations and individual consultation on best practices for managing landslide prone properties. Joining City staff will be the American Society for Civil Engineers, the Association of Engineering Geologists, the American Society of Landscape Architects, and the International Society of Arboriculture. Both meetings offer the same information.



*You can avoid this disaster!*

**Saturday, Jan. 22, 2005, 10:00 a.m.-Noon**  
**North Seattle Community College**  
**(cafeteria on west side of campus)**  
**9600 College Way North**

**Saturday, Jan. 29, 2005, 10:00 a.m.-Noon**  
**Mount Baker Community Club**  
**2811 Mt. Rainier Dr. S.**

For more information contact:

**Julie Moore, DPD Community Relations**  
**(206) 684-8443, [julie.moore@seattle.gov](mailto:julie.moore@seattle.gov)**

## DPD Offers Erosion Control Workshops

In October, DPD's Site Development Team presented two well-received Temporary Erosion and Sediment Control (TESC) workshops for contractors, to help achieve the Seattle's goal of fewer erosion control violations and improved water quality.

Consistent with the Mayor's Restore Our Waters Initiative, the workshops were educational opportunities to discuss environmental concerns, gain a better understanding of the permit and inspection process, consider more efficient methods for addressing the control issue, and learn more about our updated TESC standard plans.

We plan to offer this workshop twice a year, with the next one scheduled for March 15, 2005.

For more information on upcoming workshops, contact:

**Rick Johnson, DPD Sr. Civil Engineer**  
**(206) 233-7861,**  
**[rick.johnson@seattle.gov](mailto:rick.johnson@seattle.gov)**

## Simple Green Design Highlighted at Annual Phinney Home Fair

Interested in low-maintenance, healthful and durable design options for the home that also have operational costs? Join us at the Phinney Neighborhood Association's Annual Home Design & Remodel Fair.

This is your opportunity to gather information about home design, remodeling, sustainable building practices, reused/recycled materials, landscaping, building codes and finance. Exhibitors will include general and specialty contractors, interior design, re-roofing, flooring, landscaping, salvaged building materials and more.

To learn how you can integrate simple green design into your home improvement projects, join us:

**Sunday, Jan. 30, 2005, 11 a.m.-4 p.m.**  
**Phinney Neighborhood Association**  
**6532 Phinney Ave. N**

DPD staff, including permit specialists, planners, reviewers and inspectors, will be available to answer questions and provide good advice and information on zoning, permits, building, electrical work and plumbing.

The cost of admission is \$6/PNA member; \$10/member family; \$12/non-member; \$20/nonmember family. For more information visit [www.seattle.gov/dpd/events](http://www.seattle.gov/dpd/events) or contact:

**Julie Moore**  
**DPD Community Relations**  
**(206) 684-8443**  
**[julie.moore@seattle.gov](mailto:julie.moore@seattle.gov)**





City Planning, a part of Seattle's Department of Planning and Development, is responsible for the following planning- and design-related activities:

- Area Planning
- CityDesign—the City's urban design function
- Comprehensive Planning
- Growth Management
- Land Use Policy
- Seattle Design Commission
- Seattle Planning Commission

“Working together to articulate, advocate and advance our community's vision for an exceptional and vibrant Seattle.”

## Monorail Update: Station Area Planning

The first draft of recommendations to integrate the monorail into the City's transportation system and urban fabric was presented by DPD's Monorail Station Area Planning team at its last round of station and area corridor planning meetings in November. Nearly 300 people viewed 50 display boards over three evenings of open houses, where the team collected 200 comments from attendees.

Recommendations included zoning studies, pedestrian improvements, street master planning, and other actions that could or should be undertaken within the monorail station areas and along the corridor, over both the long and short term. Overall, the work was well received by community members.

Since then, the team has been polishing graphics and reviewing citizen comments in order to prepare the final synthesis of its planning work. In January, the team will present its final draft report to the Mayor, which will contain recommendations for studies, improvements and longer term planning activities, based on analysis and 18 months of community outreach. Stay tuned for a more complete presentation of this report in early 2005.

The City team also made two presentations during December—one to the Seattle Design Commission and one to members of the Design Review Boards and DPD staff. Since the team's work may be furthered by the Design Commission and the Design Review Boards as they review public and private projects, its presentation and future coordination is important to achieve consistency.

Design Review Board members and DPD staff were interested in learning about proposals the team is developing for monorail station areas and the Green Line corridor. The focus of the Design Commission has been on how planning work integrates with other City projects on a broader scale. The point was raised that although our work might be specific to the monorail stations and corridor it is also applicable to areas along the LINK light rail line (both Central LINK and the future North LINK), as well as future transit corridors developed in the City—whether they are light rail, monorail, high-capacity bus, or another system.

For more information, please visit the Station Area Planning website at [www.seattle.gov/monorail/stationplanning.htm](http://www.seattle.gov/monorail/stationplanning.htm) or contact:

**Scott Dvorak, Station Area Planner**  
(206) 684-3139, [scott.dvorak@seattle.gov](mailto:scott.dvorak@seattle.gov)

## Monorail-Specific Design Guidelines

DPD's Lyle Bicknell and urban design consultant Lesley Bain, from Weinstein AU, are finalizing station and corridor specific design monorail guidelines. The intent of these guidelines is to augment and enhance the system-wide guidelines adopted earlier this year. Draft version of these guidelines will be reviewed by the Monorail Review Panel in January. City Council adoption is anticipated in early 2005.

For more information on the monorail design guidelines, contact:

**Lyle Bicknell, DPD Urban Design Planner**  
(206) 684-0763, [lyle.bicknell@seattle.gov](mailto:lyle.bicknell@seattle.gov)



## Expanding Pedestrian Environments in Neighborhood Business Districts

Work to apply or expand pedestrian designations in the commercial areas of the East Madison, Columbia City, Admiral, Lake City, Eastlake and Greenwood neighborhoods will move forward this month.

Amendments being proposed to the commercial section of Seattle's Land Use Code are designed to foster walkable, pedestrian-oriented environments with thriving business enterprises, well-designed structures that respond to neighborhood character, and increased housing opportunities.

Pedestrian designations are intended to define pedestrian-oriented retail cores within business districts by requiring retail- and service-oriented businesses along the street. The proposal will incorporate current pedestrian requirements for street front transparency, limits on blank building facades, and parking location and access limits in all Neighborhood Commercial zones. It will also combine existing Pedestrian 1 and Pedestrian 2 designations.

Lowering parking requirements recognizes that, in pedestrian-oriented districts, customers may access businesses by walking or transit or they may park once and visit many establishments. This may be an incentive to attract development to these areas.

This work is part of the City's Neighborhood Business District Strategy (NBDS)—an effort to help create safer, more vibrant and accessible business districts for shoppers; allow more flexibility and opportunity for business owners; create more housing opportunities; and protect and enhance neighborhood character and amenities for residents.

As part of this strategy, DPD met with the six neighborhoods listed above in October and November.



*Creating pedestrian designations in areas like Greenwood will help shape safer, more walkable environments where businesses can thrive.*

see **pedestrian designations** on page 8

### dpd fees, *cont. from page 2*

- **MUPs that combine Variances and ACU's with other MUP components** will see the initial fee drop and the initial review hours reduced to 10 hours.
- **Low-Income Housing fees** continue to be subsidized, with most permits receiving increased support.

#### **Construction.....effective Jan. 1, 2005**

- The new data valuation table for new construction will raise the cost of construction permits between two percent and five percent (see attached examples). This increase is adopted annually by rule. The International Construction Codes valuation table is established nationally, with regional and local adjustments, and is used by development departments to estimate the cost of new construction by occupancy and construction type.

#### **Construction-Related...effective Jan. 1, 2005**

- A three percent increase will apply to construc-

tion-related permits, such as electrical and boiler permits. This is the first increase since 2003.

#### **Side Sewer.....eff. Jan. 1 & mid-Feb. , 2005**

- For the first time since 1996, side sewer fees are increasing—both to adjust for inflation and to fully cover costs.
- Effective Jan. 1, 2005, the Seattle Dept. of Transportation requires a street use permit for use of the right-of-way (ROW) in conjunction with permitted side sewer work. ROW use includes material laydown and storage; stockpiling; curb and sidewalk crossing of equipment; equipment parking during the side sewer installation; and/or excavation in the ROW to make a side sewer repair and/or connection. Proof of payment for the street use permit is required when applying for a DPD side sewer permit.
- In mid-February 2005 other side sewer permit fees will increase. A flyer specifically addressing these fees will be published prior to this increase. Details will also be posted at [www.seattle.gov/dpd/sidesewer](http://www.seattle.gov/dpd/sidesewer).

# Seattle Design Commission Update

“Championing civic design excellence in Seattle’s public realm.”

Highlights from regular Seattle Design Commission meetings held October through December include:

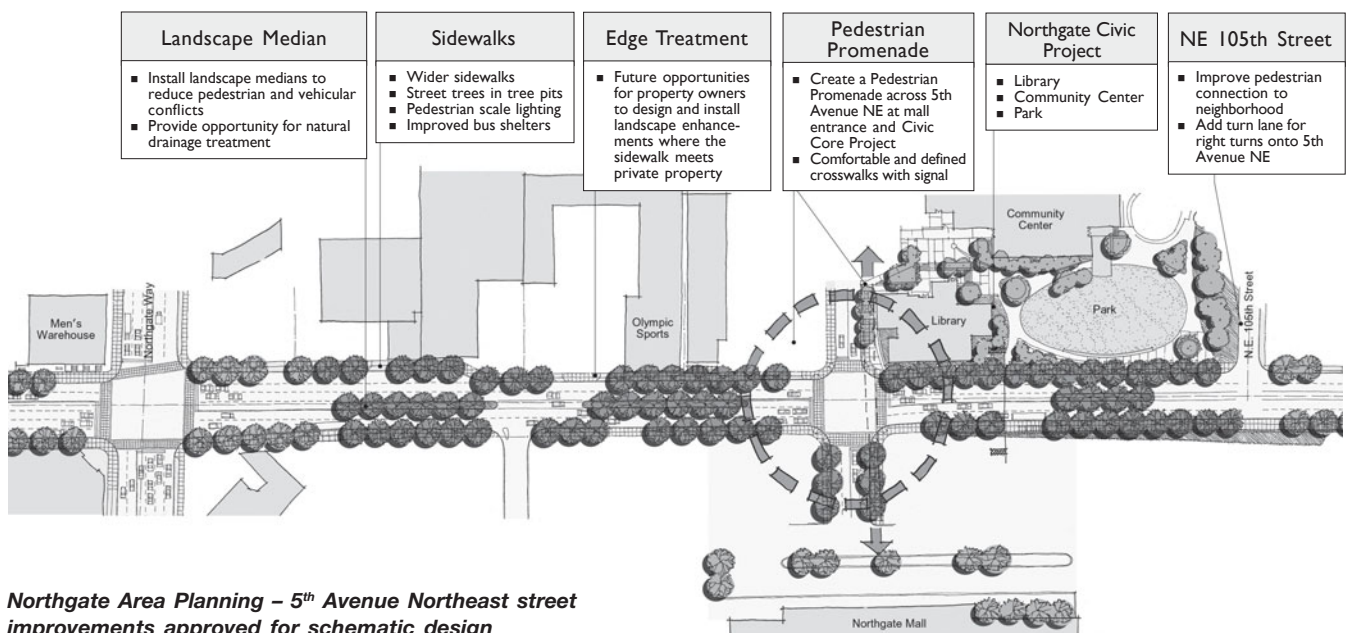
- **Northgate Area Planning** – 5<sup>th</sup> Avenue Northeast Street Improvements was approved for schematic design with the commission urging a more coherent overall design concept from this initial phase focused on just two blocks through all future phases. The commission also reviewed and commented on several concurrent planning efforts for the area, including the Open Space and Pedestrian Connections Plan developed by CityDesign staff in collaboration with the Seattle Planning Commission; an Art Plan being developed by DPD Artist in

Residence, Benson Shaw; and the compilation of a notebook on all development projects and planning efforts to serve internal City staff needs. (see image below)

- **Fire Station 10 Replacement and Service Center** – seen twice this fall, in both concept and Schematic design. The commission acknowledged the challenges of site topography and programming, and found the early design work to be a successful and sophisticated response to a complex set of needs. It commended the collaboration of architect, landscape architect and artist to create a project that is civic with a small “c” and caters to the functional needs of its users.

The commission supports the inclusion of the Service Center, recognizing the vital need for such a facility downtown. The commission continues to coordinate its reviews with the International District Special Review Board as both have a role of review in this important city project.

- **Ballard Municipal Park** – approved design development update, but expressed some concern over design integration of the program elements and the vegetative materials and asked to see the project once more in follow up in construction documents.
- **Arboretum South Entry** –



approved Schematic Design, supported improved visual access to the site and asked the design team to edit and pare down the overall design approach to the most essential elements.

- **Southwest Library Expansion** – approved redesign prompted by budget concerns, noting that less costly materials and a simpler design help blend the project into its neighborhood while retaining a civic quality.
- **West Thomas Street Overpass** – commended early siting studies in the predesign phase and looks forward to following progress on this bridge design project that will connect Queen Anne with the Waterfront and Myrtle Edwards Park.
- **Center City Access Strategy** – appreciated the comprehensive approach in this study being led by the Seattle Department of Transportation to look at pedestrians, bikes, transit and vehicles throughout the downtown core and applaud the effort to bring clarity and understanding to the City's transportation network, and encourages future work on multi-modal hubs. The commission appreciates the focus on *mobility* over driving.
- **Ross Park Shelterhouse Expansion** – commended the clarity in design refinements and commitment to sustainable design and approved the design development phase.

### *Recent Events and Activities*

On Nov. 19, the commission and staff held a farewell/welcome reception hosted by David Spiker, commission chair, for three outgoing members and five incoming members. Creative plaques were prepared with the Mayor's signature and presented to the three members who are departing after serving on the commission for four years:

Sharon Sutton, Tory Laughlin Taylor and Iain Robertson.

On Dec. 2, the commission held its annual retreat, which focused on carrying capacity of the commission as increasingly transportation projects are being considered alongside Capital Improvement Project work, which is the commission's prime mandate. Additionally, the retreat provided time to reflect on the accomplishments of the past year and early review of the Draft Work plan for 2005 which will be finalized in January.

Outside of regularly sched-

uled meetings this fall, commission representatives sat on consultant selection panels for both the Broadview Library Expansion Project and Jefferson Park Landscape Design-Phase I.

The commission also extended its search for new members looking to fill the urban designer position now open with the recent resignation of Don Royse. After serving for the last four years, including a two-year stint as chair and the initial co-chair of the Monorail Review Panel (MRP), Royse's contributions were recognized at the Dec. 16 meeting.

### **Upcoming Seattle Design Commission Activities**

The commission continues to follow the Alaskan Way Viaduct and Seawall Project and will be updated on the recently announced Preferred Alternative by the joint City/State project team at its first meeting of the new year. The commission will then co-sponsor an in-house workshop on Surface Street Design options in early 2005, working with key City staff in several departments and the project team.

Other projects tentatively scheduled for upcoming agendas this winter include:

- Martin Luther King Jr. Park Improvements – Design Development
- Pike Pine Boren Park – Schematic Design Update
- Delridge Park – Early Design
- Olympic Sculpture Park – Construction Documents and Skybridges
- Downtown Wayfinding Program Phase III - Briefing
- South Lake Union and Waterfront Streetcar - Briefing
- Fremont Bridge Approach Improvements and Maintenance Center – Design Development
- Queen Anne Standpipe – Schematic Design
- Thornton Creek Detention Pond Phase IV – Schematic Design
- Laurelhurst and Montlake Community Center Expansion Projects – Schematic Design

DPD staff Tom Iurino is developing the 2004 Year End Annual Report and Project Map to summarize the Design Commission's work of the last year. It follows the same look and feel of the 2003 Annual Report and Map. Both will be distributed to key decision makers in the City in early 2005. The 2003 report can be found already on the commission's website and the 2004 version will be added soon.

Commission meetings are open to the public and are held the first and third Thursday of each month in the Boards and Commissions Room in City Hall, 700 Fourth Avenue (entrance on Fifth Avenue). For more information, visit [www.seattle.gov/dpd/citydesign/projectreview/sdc](http://www.seattle.gov/dpd/citydesign/projectreview/sdc) or contact:

**Layne Cubell, DPD**  
**Design Commission Coordinator**  
**(206) 233-7911, [layne.cubell@seattle.gov](mailto:layne.cubell@seattle.gov)**



## Downtown Zoning Open House

An open house and discussion on the “Downtown Zoning Changes” proposal detailed at right will be held:

**Jan. 13, 6:30-8:30 p.m.**

Discussion starts at 7 p.m.  
Bertha Landes Room  
Seattle City Hall  
600 Fourth Ave.  
(entrance on Fifth Ave.)

Environmental Impact Statements and background reports on the effects of proposed height and density changes are available online at [www.seattle.gov/dpd/planning/commdev/downtown](http://www.seattle.gov/dpd/planning/commdev/downtown)

### Questions?

If you have questions, please contact either DPD staff member listed below:

**Gordon Clowers, DPD Planner**  
(206) 684-8375,  
[gordon.clowers@seattle.gov](mailto:gordon.clowers@seattle.gov)

**Dennis Meier, DPD Planner**  
(206) 684-8270, [dennis.meier@seattle.gov](mailto:dennis.meier@seattle.gov)

## downtown zoning, *cont. from page 1*

building designs. Redefining the “envelope” of buildable space on downtown properties should provide more flexibility to designers while also providing reasonable controls on the bulk of buildings.

Proposed zoning changes would affect the downtown office core, Denny Triangle, and a small portion of Belltown. Specific zones affected include Downtown Office Core (DOC) 1 and 2, Downtown Mixed Commercial (DMC), and a small portion of the Downtown Retail Core. The changes will continue to provide for residential and commercial growth by encouraging a dense office core surrounded by peripheral areas with more residential and mixed uses. They will also provide more opportunities to gain funding resources for affordable housing.

The Preferred Alternative is an essential component of the Mayor’s vision for the downtown commercial core and “Center City,” the nine centrally located neighborhoods immediately around downtown Seattle.

Next steps for the “Downtown Zoning Changes” project include preparing and submitting code amendments to Seattle City Council for consideration in early spring 2005.

## Background

The FEIS will conclude a process that began in mid-2001 when an EIS was first required to address proposals arising from neighborhood planning—specifically to respond to future growth concepts expressed in neighborhood plans and follow-up on planning efforts conducted since 1999.

DPD released a study of four alternatives for possible changes in height and density limits on development in downtown Seattle in November 2003 contained in a Draft Environmental Impact Statement (DEIS). DPD staff gathered public input on this proposal through February 2004, including two public meetings and numerous written comments.

For more information, visit [www.seattle.gov/dpd/planning/commdev/downtown](http://www.seattle.gov/dpd/planning/commdev/downtown) or contact:

**Gordon Clowers, DPD Planner**  
(206) 684-8375, [gordon.clowers@seattle.gov](mailto:gordon.clowers@seattle.gov)

## pedestrian designations, *cont. from page 5*

ber 2004 to discuss proposals to apply or expand pedestrian designations in their commercial areas.

Meeting participants generally were supportive of the proposed code changes and pedestrian designations. Some were concerned about the proposed waiver of parking requirements for street-level uses in pedestrian-designated areas. Based on those concerns, DPD has revised proposed parking requirements that would be granted under the pedestrian designation to waive parking for only the first 5,000 square feet of a street-level business.

In January DPD planners will make final revisions to the proposal and the Mayor will make his recommendations on the strategy and the associated Land Use Code amendments and pedestrian district designations to City Council. An environmental review will also be completed. Further analysis of pedestrian designations in other neighborhoods will continue throughout 2005.

For more information, visit the NBDS website at [www.seattle.gov/dpd/planning/nbds](http://www.seattle.gov/dpd/planning/nbds) or contact [nbds@seattle.gov](mailto:nbds@seattle.gov), (206) 386-9761.





**NEW FEATURE!** Starting last month, we're pleased to offer periodic tips on complying with Seattle's many codes, courtesy of DPD's Code Compliance staff, whose daily work fosters safety and quality of life.

Code Compliance staff enforce regulations that govern construction, land use, environmental protection, housing and building maintenance, just cause eviction, tenant relocation due to development activity, vacant buildings standards, vegetation overgrowth, and noise from construction and equipment.

For more information or to report a potential code violation, call (206) 684-7899 or visit the Code Compliance website at [www.seattle.gov/dpd/csc](http://www.seattle.gov/dpd/csc).

## Vacant Buildings in Seattle

—Worried about the vacant building across the street? Wondering what the City can do about it? Read on for details on how Seattle regulates vacant buildings.

DPD's code compliance program regulates vacant buildings\* with the goal of protecting community safety and preventing further deterioration of usable buildings due to weather and other causes. It is not against the law for a building to be vacant, but Seattle laws require a vacant building to meet certain standards, and the City does not allow owners to leave a building open to unauthorized entry.

If DPD receives a complaint about a vacant building and the inspector finds it open to entry or in violation of other vacant building standards, a Notice of Violation (NOV) will be issued. The NOV will detail the maintenance needed for the building to comply with code standards and specify a deadline for meeting those standards. The building will be placed on the City's Vacant Building Monitoring program, subject to quarterly inspections and inspection fees.

In circumstances of immediate hazard, DPD will ask the Seattle Conservation Corps to close the building, the cost of which is then billed to the property owner.

While it is more desirable for a vacant building to be renovated or repaired and restored to productive use, some vacant buildings are in such bad condition that they qualify for abatement under unfit building standards. After ownership research and a hearing, if a building meets the criteria as unfit DPD can order it to be repaired or demolished. If the owner does not respond to the order, the work may be done by the City at the owner's expense.

For more information see DPD Client Assistance Memos (CAMs) 601, 605 and 608, available at the Public Resource Center, 20th floor, Seattle Municipal Tower, 700 5th Ave., (206) 684-8467, or on DPD's website at [www.seattle.gov/dpd/camlist/camlist.asp](http://www.seattle.gov/dpd/camlist/camlist.asp).

\*DPD regulates both residential and commercial buildings; however, vacant commercial buildings are typically handled first by the Seattle Fire Department. DPD will get involved with commercial buildings when the Fire Department doesn't have the authority to address certain specific issues.

### comp plan, cont. from page 1

- Other new directions in the amendments would:
- allow reduced parking requirement for new development in urban centers and urban villages as a way to encourage a greater use of transit, walking and other ways of getting around;
  - limit the amount of new development that could occur outside urban centers and villages to help concentrate growth in centers and villages;
  - set goals for limiting the number of trips in each urban center made by a single-occupant automobile;
  - outline a set of priorities for the City to address in planning for improving water quality and aquatic habitat;
  - reaffirm the City's commitment to preserving

industrial land for industrial purposes; and

- add specific policies from the Northgate neighborhood plan.

### 2005 Comp Plan Amendments

DPD will accept nominations for amendments to the Comp Plan through Jan. 20, 2005. The amendment request form is available online at [www.seattle.gov/dpd/planning/compplan](http://www.seattle.gov/dpd/planning/compplan).

For more information, contact:

**DPD Comp Plan Staff**  
(206) 233-0079, [compplan@seattle.gov](mailto:compplan@seattle.gov)

seattle

ENERGY  
code

## Update Underway

**Where to Get Your Code**

Printed copies of the Washington State Energy Code may be ordered from the Washington Association of Building Officials, (888) 664-9515, or purchased from the DPD Public Resource Center, 20th floor, Seattle Municipal Tower, 700 5th Ave., (206) 684-8467.

**Questions?**

Call DPD's Electrical Code technical support at (206) 684-5383. Hours: M/W/F, 7:30 a.m.-5:30 p.m. Tu/Th, 10:30 a.m.-5:30 p.m.

Visit DPD's

Energy Code website:

**www.  
seattle.  
gov/  
dpd/  
energy**

**Update Process for 2004 Seattle Energy Code**

Seattle will be updating the Seattle Energy Code as a result of changes to the 2004 Washington State Energy Code adopted on Nov. 12, 2004, by the Washington State Building Code Council.

Given the extensive review in early 2004 for the Seattle amendments to the 2003 state code, the intent would be to have a more limited focus for this cycle—incorporation of the state changes and, as necessary, clarification of existing Seattle amendments.

The 2004 Washington State Energy Code changes can be roughly categorized as follows:

- One residential change (502.1.4.6, partially-filled cavities) is new and will be directly incorporated.
- One nonresidential change (1413.4, humidification) is to a section without any Seattle amendments and can be directly incorporated.
- Seven nonresidential changes match existing Seattle amendments to an entire section and mean that there is no longer a need for Seattle amendments to that section.
- Six nonresidential changes incorporate some but not all of the existing Seattle amendments to a particular section. In these cases, Seattle amendments are modified to reflect partial adoption into the Washington State Energy Code.

DPD has released for public comment a Seattle draft that incorporates the six nonresidential Seattle amendments noted above into the revised 2004 Washington State Energy Code sections. There will a public meeting to discuss the draft at 7:30 a.m. on Thursday, Jan. 6 2005, in Room 4050 in the Seattle Municipal Tower at 700 Fifth Ave., Seattle. The written comment deadline is Jan. 25, 2005.

Following this, the DPD Construction Codes Advisory Board (CCAB) will review and make recommendations in February or March 2005. DPD will then forward an ordinance to the Mayor and City Council in March or April 2005. The goal will be for the updated 2004 Seattle Energy Code to take effect on July 1, 2005, concurrent with the updated 2004 Washington State Energy Code.

For further information, contact:

**John Hogan, DPD Senior Energy Analyst**  
(206) 386-9145, john.hogan@seattle.gov

## Client Assistance Memos

**CAM 416**, *Installation Requirements for Wood, Coal and Other Solid Fuel Burning Appliances*, has been updated with references to the Ventilation and Indoor Air Quality Code (VIAQ), and changes were made to other applicable code names. Also, information for the Puget Sound Clean Air Agency under the Certification Standards was corrected.

CAM updates are available online at [www.seattle.gov/dpd/](http://www.seattle.gov/dpd/) publications. Printed copies are available from the Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave, (206) 684-8467.

## Director's Rules

### RESCINDED

With the adoption of the new International Building Code and International Fire Code, the following rules are no longer needed and have been rescinded effective Dec. 30, 2004:

- **DR 14-95**, *Return of Applications Requiring Corrections*
- **DR 18-96**, *Seismic Bracing of Ducts*
- **DR 15-2000**, *Visible Alarms in High Rise Buildings*
- **DR 18-2000**, *Protection Required by Seattle Building Code Table 5A for Curtain Walls*
- **DR 11-2001**, *Limited Code Alternates for Day Care Centers*

### FINAL

The following new rules became effective Jan. 1, 2005:

- **DR 2-2004**, *Adjustment to Amount of Relocation Assistance Payment under the Tenant Relocation Assistance Ordinance* (supersedes DR 7-2003)
- **DR 3-2004**, *Side Sewer Permit for Temporary Dewatering*. NOTE: This is a joint ruling with SPU DR 02-04.
- **DR 4-2004**, *Adjustment to Amount of Relocation Assistance Payment under the Housing and Building Maintenance Code*
- **DR 7-2004**, *Requirements for Design and Construction of Side Sewers* (supersedes DR 1-2003 and SPU DR 02-03). NOTE: This is a joint ruling with SPU DR 04-04.
- **DR 1-2005**, *Implementing the Fee Subtitle* (supersedes DR 1-2004)
- **DR 2-2005**, *Side Sewer Fee Schedule*
- **DR 6-2005**, *Commercial Kitchen Exhaust Hood and Ducts: Standard Alternates For Exhaust Duct Termination at Locations Other than the Building Rooftop* (supersedes DR 14-98)

**IMPORTANT:** Notice of Draft Director's Rules comment periods is provided in dpdINFO as a courtesy to readers. Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce. Land use rules are also published in DPD's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR), which is available online at [www.seattle.gov/dpd/notices](http://www.seattle.gov/dpd/notices). To receive an email posting alert, or a paper version of the Land Use Information Bulletin in the mail, please contact Betty Galarosa, [betty.galarosa@seattle.gov](mailto:betty.galarosa@seattle.gov), (206) 684-8322.



Join us Feb. 9, 2005, for a project update on the draft Waterfront Concept Plan. This event is open to the public and is an opportunity to provide input into the Central Waterfront planning process.

**Wednesday, Feb. 9, 2005, 5:00-8:00 p.m.**  
**Seattle City Hall's Bertha Landes Room**  
**600 Fourth Ave. (entrance on Fifth Ave.)**

The draft plan is based on the City Council-adopted principles for waterfront planning developed through public forums and discussion groups in 2003 and the 22 visions for the Central Waterfront developed at the 2004 Waterfront Visioning Charrette.

For more information visit [www.seattle.gov/dpd/centralwaterfront](http://www.seattle.gov/dpd/centralwaterfront), or contact:

**Robert Scully, CityDesign**  
**(206) 233 3854, [waterfrontplan@seattle.gov](mailto:waterfrontplan@seattle.gov)**

## 2003 Seattle Fire Code Available

The 2003 Seattle Fire Code is now available for purchase at the Seattle Fire Department Fire Prevention Division and at DPD's Public Resource Center.

This is a custom code in loose-leaf format published by the International Code Council for the City of Seattle. Text that was added by Seattle to the 2003 International Fire Code is shown underlined. Text that is deleted from the 2003 International Code by Seattle is shown with strike-through marking.

The Seattle Fire Department Fire Prevention Division, 220 Third Ave. S, Floor 2, is open weekdays from 8:00 a.m.-4:30 p.m. The cost of the 2003 Seattle Fire Code is \$64.00; payment can be accepted by check or cash only.

## HOW TO REACH US AT DPD

### Permits

General Applications ( <i>Applicant Svcs Ctr</i> ).....	206-684-8850
Design Review Program .....	233-3823
Drainage & Sewer Review ( <i>incl side sewer</i> ).....	684-5362
Land Use Reviewers ( <i>see note below</i> *).....	n/a*
Master Use Permits.....	684-8467
Plans Routing.....	684-8169
Over-the-Counter (OTC) Permits .....	684-8464
Plumbing & Gas Piping Permits .....	684-5198
Sign Permits.....	684-8419

### Inspections

Inspection Requests: General .....	684-8900
Inspectors: General .....	684-8950
Site/erosion control ( <i>includes pre-construction</i> <i>conferences &amp; first ground disturbance</i> ).....	684-8860

### Planning

CityDesign (urban design office) .....	615-1349
Comprehensive Planning .....	233-0079
Land Use Policy .....	684-8880
Seattle Design Commission .....	615-1349
Seattle Planning Commission .....	684-0433

### Administration

Office of the Director.....	684-8899
Community Relations.....	233-3891
Accounting.....684-7716	Billing ..... 684-4175

### Code Violation Complaint Hotline

Construction, Housing & Land Use Complaints ... 684-7899

### Information

General Department Information .....	684-8600
Applicant Services Center (ASC) .....	684-8850
<i>Hours: M,W,F: 7:30am-5:30pm; Tu,Th: 10:30am-5:30pm</i>	
Census Data ( <i>population &amp; demographics</i> ) .....	615-0483
Code Compliance ( <i>enforcement info</i> ) .....	615-0808
Events & Classes .....	684-8443
GIS Maps & Services .....	684-0965
Licensing & Testing ( <i>gas piping, steam eng, refriger</i> )..	684-5174
Media Relations .....	233-3891
Microfilm Library .....	233-5180
<i>Hours: M,W,Th,F: 9am-4:30pm; Tu: 10am-4:30pm</i>	
Property Owner/Tenant Assistance.....	684-7899
Public Resource Center (PRC) .....	684-8467
<i>Hours: M,W,Th,F: 8am-5pm; Tu: 10am-5pm</i>	
Publications .....	684-8467
Site Development .....	684-8860
Sustainable Building .....	684-0806
Tech Support: Building Code ( <i>1-4:15pm</i> ).....	684-4630
Tech Support: Electrical Code ( <i>see ASC hours</i> ) .....	684-5383
Tech Support: Energy/Mech Code ( <i>1-4:15pm</i> ).....	684-7846
Zoning Info ( <i>general, not site-specific</i> *).....	684-8467
Zoning Info ( <i>site-specific Single Family</i> *) .....	684-8850

\* Due to complexity of Seattle's Land Use Code, all other types of information must be obtained in person at the Applicant Services Center or online at [www.seattle.gov/dpd/landuse](http://www.seattle.gov/dpd/landuse).

Printed with soy-based ink on totally chlorine free  
paper made with 100% post-consumer fiber

[www.seattle.gov/dpd](http://www.seattle.gov/dpd)

Subscription Info: (206) 233-3881

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